

Karen O'Malley

Director

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Karen O'Malley is a real estate attorney who represents a diverse range of clients, including large public and private real estate companies, as well as some smaller businesses and non-profits.

Her practice focuses on retail and office leasing within mixed-used properties. In the retail context, she often counsels landlords leasing to national, regional and local tenants, anchor and junior anchor retailers, entertainment facilities and restaurants. In the office context, she represents landlords and tenants in connection with office building leases, including lease arrangements for corporate headquarters and mixed-use developments.

Karen also has extensive experience in all other aspects of real estate practice, including acquisitions, dispositions, development, financing and leasing.

Her projects are often transportation-centered, mixed used projects, including new developments and redevelopments, as well as enclosed malls and lifestyle centers. Karen is also a Co-Chair of the firm's Retail, Restaurant & Consumer Group and Strategic Advisor to the firm's Pro Bono Committee.

Accolades

- *Best Lawyers in America*® (2024-2025): Real Estate
- CREW Boston Networking Award, 400 Summer Street Project, 2024

Affiliations

- Member, Chief, Advancement for Women
- Member, Georgetown University Law Center Advanced Commercial Leasing Institute (ACLI) Advisory Board
- Member, Northeastern University School of Law (NUSL) Women in the Law Advisory Group
- Member, CREW Boston (formerly NEWIRE)
- Founding Board of Advisors, Victim Rights Law Center

- Member, International Council of Shopping Centers
- Editorial Board, Shopping Center Legal Update, International Council of Shopping Centers
- Member, School Council Advisory Board, Mason Rice Elementary School
- Co-Chair, Pro Bono Committee, Goulston & Storrs

Admissions

- Massachusetts

Education

- Boston College (B.A., *magna cum laude*, 1991)
- Northeastern University School of Law (J.D., 1994)

Representative Matters

Urban Leasing

Representation of clients in the negotiation and drafting of commercial (retail, F&B, office, industrial and medical) leases for urban retail and vertical mixed-use developments, including in New York City (all Boroughs), Boston's Seaport and Back Bay neighborhoods and Kendall Square in Cambridge, which leases involve, among other things, the specific consideration and understanding of the interplay between urban street retail needs and city easements and other public rights.

Victim Rights Law Center: Rebuilding the lives of sexual assault survivors through extensive training, established trust, and hope.

The Victim Rights Law Center ("VRLC") is the nation's first nonprofit law center dedicated to providing sexual assault survivors with comprehensive legal representation. From its inception, the VRLC sought to distinguish itself as the first nonprofit law center in the country solely focused on providing free, survivor-centered legal services to sexual assault victims of all ages, gender identities, and sexual orientations, and to survivors at the intersections of oppression who are often the most marginalized and in need of legal assistance.

WS Development Leasing in MA and FL

Represent WS Development in connection with retail leasing throughout its diverse portfolio, including:

- the new Seaport Square Project in Boston, MA, which is a 7.5 million square foot mixed-used retail, office, residential, and hospitality project featuring distinctive public parks and amenities;

- the Royal Poinciana Plaza, which is an approximately 190,000 sq. ft. of high end, boutique retail shopping in Palm Beach, FL;
- Hyde Park Village in Tampa, FL;
- The Street Chestnut Hill in Brookline, MA; and
- Market Street in Lynnfield, MA.

Federal Realty Investment Trust

Representation of Federal Realty Investment Trust in retail and office leasing at Assembly Row, a cohesive shop, dine, work, live and play property located in Somerville, MA. This multi-phased project is a mixed-use property that is transit oriented. Major retail tenants include AMC Theater and Legoland Discovery Center, as well as a variety of other retail, fitness and restaurant uses, including Ruth's Chris Steak House, Tatte, CVS Pharmacy, Sephora, Chase Bank.

BXP 450,000 Square Foot Office Leasing

Representation of BXP in connection with the leasing of 450,000 square feet of office space to one of the largest private, independent investment management companies. This was the first green skyscraper and is a platinum LEED rated office tower on Atlantic Wharf in Boston, MA.

Samuels & Associates Redevelopment of Landmark Center

Represent Samuels & Associates in connection with leasing needs throughout this client's portfolio including the redevelopment of the Landmark Center. Within the Fenway neighborhood, represent this client in the leasing to a childcare center as well as to most of its restaurant tenants, including Tiger Mama, Hojoko, and Saloniki. Also, negotiated the lease of a Trader Joe's grocery store within the mixed-use Continuum, adjacent to Harvard University and located in Allston, MA.

Neighborhood Development Corporation in Multitude of Real Estate Services

Represent a neighborhood development corporation in the acquisition, development, financing and leasing of affordable housing, mixed-use, and transportation-oriented developments in the Dorchester neighborhood of Boston.

Retail Chain in Properties Disposition

Represent a retail chain in the disposition of its portfolio of properties in Massachusetts and Rhode Island.

Advocacy

Karen began her career as a civil rights advocate and is passionate about women's rights, particularly regarding access to healthcare.

While in college and law school, Karen volunteered at the Boston Area Rape Crisis Center. It was through this work that she recognized an important gap in the services afforded to rape survivors –

knowledgeable, compassionate legal support was not easily accessible to rape survivors and their families.

As a result, Karen worked with others to launch the Victim Rights Law Center. Founded in 2000, the VRLC is the first nonprofit law center in the country dedicated to serving the critical legal needs of sexual assault survivors. The VRLC provides free, trauma-informed civil legal services to rape and sexual assault survivors and serves as a national model for such advocacy.

Karen continues to give of her time and services. She enjoys mentoring professionally and personally, both within and externally to Goulston & Storrs. Karen also is a frequent speaker at the annual ICSC Law Conference and other retail industry conferences. She attends as many CREW Boston and national CREW events as she can and every year participates in the Massachusetts Conference for Women.